

**2021 Capital Budget Amendment – North of Yellowhead****Report Purpose**

To seek Council approval to amend the 2021 Capital Budget to construct the North of Yellowhead Stage I infrastructure improvements.

**Recommendations**

1. THAT an amendment to the 2021 Capital Budget to construct the North of Yellowhead Stage I transportation improvements, in the amount of \$40,410,000 to be funded \$2,810,000 from Municipal Reserves and \$37,600,000 from third party contributions, be approved.
2. THAT an amendment to the 2021 Capital Budget to construct the North of Yellowhead Water Transmission System, in the amount of \$13,000,000 to be funded \$13,000,000 by levy supported debenture (with interim financing from Utilities Reserves as required), be approved.
3. THAT an amendment to the 2021 Capital Budget to construction the North of Yellowhead Wastewater Collection, in the amount of \$14,500,000 to be funded \$11,455,000 by levy supported debenture (with interim financing from Utilities Reserves as required) and \$3,045,000 from Utilities Reserves, be approved.

**Our Prioritized Strategic Goals**

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 1 - Build strong communities to support the diverse needs of residents

**Report**

To facilitate the Cambrian Crossing (Cambrian) development, a Tripartite Infrastructure Agreement for Cambrian Crossing is being developed to form an agreement between Strathcona County (the County) and the Cambrian developers Mattamy (Sherwood Park) Limited ("Mattamy"), North Sherwood Ltd. ("Rohit I"), and North Sherwood II Ltd. ("Rohit II"). As a part of this agreement, the County will be obligated to undertake and contribute to the servicing of Cambrian Crossing, related to arterial roads and associated stormwater management infrastructure, water infrastructure, and wastewater infrastructure.

The County has undertaken detailed design of the engineering plans for the arterial roads and associated stormwater management infrastructure (excluding the associated on-site stormwater management infrastructure to be designed by the developers), as well as water and wastewater infrastructure to facilitate the first stage of development (see Enclosure 1). The County is also undertaking reasonable steps to acquire all lands required for the infrastructure, as well as approvals and permits from Alberta Transportation, CN Rail, CP Rail, and shallow and overhead utilities and pipeline companies.

The County is required to undertake a portion of the construction requirements. The County-Constructed Municipal Improvements will include the arterial road and associated stormwater

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Lead Department: Transportation Planning and Engineering

management infrastructure for Range Road 231 from Highway 16 north to the first access point into Cambrian, which includes the CN Rail overpass, as well as traffic signals and lighting and other associated improvements at the intersection of Highway 21 and Township Road 534 (see Enclosure 2). Also, the County is required to undertake the construction of water and wastewater infrastructure necessary for this first stage of development (see Enclosure 1).

The cost estimate for the County-constructed arterial road and stormwater improvements being contemplated in this Capital Budget Amendment is \$40.41M (see Enclosure 3). This includes additional County funding using existing County reserves, totaling \$2.81M. Cost contributions for this work will be received from third parties, including developers and CN Rail. Total third-party funding is estimated to be \$37.6M. The County has existing funding of \$1.3M for construction at Highway 16 and Clover Bar Road, bringing the total County-constructed transportation costs to \$41.71M.

The cost estimate for water infrastructure is \$13.0M, and the cost estimate for wastewater infrastructure is \$14.5M. This infrastructure will be financed and constructed by the County, using \$24.455M of levy supported debenture and \$3.045M of Utilities Reserves.

*Transportation:*

Year	2021	2022	2023	2024	Total
Expenditure by Year	\$3,000,000	\$19,630,000	\$15,900,000	\$1,880,000	\$40,410,000

*Water:*

Year	2021	2022	2023	Total
Expenditure by Year	\$2,500,000	\$10,500,000	\$0	\$13,000,000

*Wastewater:*

Year	2021	2022	2023	Total
Expenditure by Year	\$3,000,000	\$11,500,000	\$0	\$14,500,000

**Council and Committee History**

November 30, 2020	Council approved the 2021 Capital Budget
January 28, 2020	Priorities Committee was provided with the North of Yellowhead Servicing, Development, and Financial Quarterly Report Q4 2019 Report for Information.
July 23, 2019	Council approved Policy SER-009-044, Offsite Development Levies for New Growth Areas.

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October 30, 2018

Council requested that administration prepare a report by the end of the first quarter of 2019 that provides information on:

- delays related to the development in Cambrian Crossing
- possible options for creating an interim servicing plan
- options for advancing this project so that initial work can begin no later than summer 2019
- that the report include a brief history from 2007 to the present on the Cambrian development (2018/395)

**Other Impacts**

**Policy:** FIN-001-024: Financial Reserves; FIN-001-027: Tangible Capital Assets Financial Reporting Policy

**Legislative/Legal:** N/A

**Interdepartmental:** Corporate Finance; Corporate Planning; Planning and Development Services; Transportation Planning and Engineering; Utilities

**Master Plan/Framework:** Cambrian Crossing Area Structure Plan; Strathcona County Yellowhead North Arterial Road Functional Design Study

**Enclosures**

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| 1 | Overall Simplified Map – North of Yellowhead Stage I Improvements      |
| 2 | Detailed Transportation Map – North of Yellowhead Stage I Improvements |
| 3 | Cost Summary – North of Yellowhead Stage I Construction                |

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